



By The Numbers

**How The City Of Geneva
Determined The Public Safety
Referendum Price Point**

INTRODUCTION

The City of Geneva adopted a facilities master plan in July 2025 to determine how to address the City’s aging municipal buildings.

After discussion in the fall, the City Council decided to place a \$59.4 million public safety bond referendum measure before the voters on the March 17, 2026 election ballot. If approved, the referendum would fund the construction and equipping of a new Police Station on South Street.

Some residents have inquired how the City arrived at the price point for the referendum.

FACILITIES MASTER PLAN

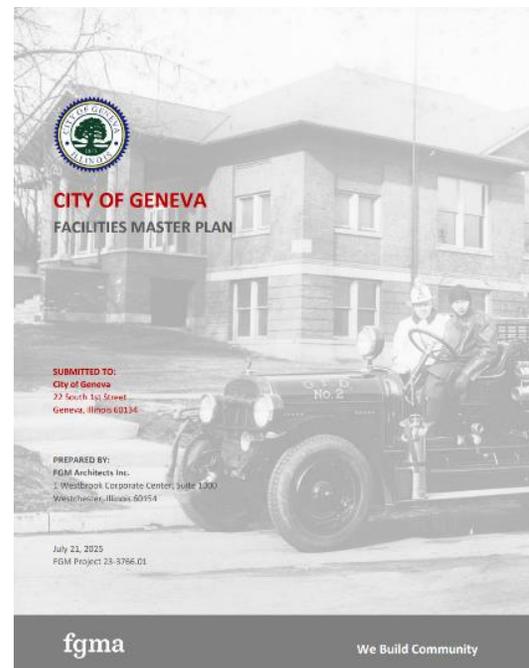
The different facility options and cost estimates were articulated in the [Facilities Master Plan](#), which can be found on the City’s website.

FGM Architects provided cost estimates for projects tentatively set to begin in March 2026, with construction starting the following year.

The facility project cost estimates were broken down into three categories:

1. Must-Do
2. Should-Do
3. Nice-To-Do

The City Council voted unanimously on an amount to cover projected costs for the police building, which would add columns 1 & 2 in the Facilities Master Plan table (below).



PROJECT COST SUMMARY

The Table below provides an overview of the recommendations for each facility by priority. Project costs are based on projects starting in March 2026 and construction starting in March 2027. Additional Project Cost Summaries are included in Appendix C.

Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
New Police Department	New 45,000 SF Police Station on Public Works site	Indoor firing range, indoor parking for 8-10 vehicles	Larger indoor firing range and indoor parking for 23 vehicles
Construction Costs	\$38,500,000	\$9,000,000	\$2,700,000
Owner’s Costs	\$9,300,000	\$2,100,000	\$600,000
Estimated Project Costs	\$47,800,000	\$11,100,000	\$3,300,000

By adding Must-Do (\$47.8 million) plus the Should-Do (\$11.1 million), the subtotal would be \$58.9 million. Another \$500,000 (to reach the referendum total of \$59.4 million) was added to cover unexpected costs associated with the project.

BREAKING DOWN THE EXPENSES

The majority of the cost will go toward the construction of a new Police Station. However, similar to when you buy or build a home, there are expenses associated with this project outside of the purchase and/or construction costs.

So what makes up the \$59.4 million?

Estimated Construction Costs (Hard Costs)

- General Conditions
- Insurance
- Escalation to Midpoint Of Construction
- Construction Contingency
- Site Work/Utilities

Estimated Owner's Costs (Soft Costs)

- Due Diligence
- Professional Fees
- Testing & Inspections
- Furniture, Fixtures & Equipment
- Project Contingency
- Closing Costs (selling current site at 20 Police Plaza)
- Bond Counsel fees
- Municipal Finance Advisory Fees
- Wire Fees
- Underwriting Costs
- Banking Fees
- Insurance

As a reminder, the Police Station project estimates are from the Master Facilities Plan in July 2025. Actual project costs will come through the public bid process.

TOURS, OPEN HOUSES & MORE INFORMATION

The City is offering public tours of the existing Police Station at 20 Police Plaza as well as hosting community open houses at the Geneva Public Library.

To learn more about why the City is requesting public support of a new police facility, visit the [City's website](#). Visitors will find:

- Architect Police Station Concept Presentation
- Estimated Tax Impact Calculator
- Geneva Facilities Master Plan
- Need For A New Police Station
- Referendum FAQs
- And more information to come